

TO: DEVELOPMENT REVIEW BOARD
FROM: CURRENT PLANNING SERVICES
SUBJECT: CASE 98-DR-2003
REQUEST: Approve site plan & elevations for a new Senior Center at McDowell Village
PROJECT NAME: Scottsdale Senior Center, McDowell Village
LOCATION: 8302 E McDowell Rd

DEVELOPER/OWNER: City of Scottsdale
ARCHITECT/DESIGNER: Gabor Larant Architects, Inc.
ENGINEER: N/A
APPLICANT/COORDINATOR: City of Scottsdale/Laurel Edgar
7447 E Indian School Rd
Scottsdale, AZ 85251
480-312-7313

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

CONCURRENCE: Economic Vitality, Community Services, and Municipal Services Depts.

PUBLIC COMMENTS: There have been numerous open houses regarding the development of the proposed mixed-use development project (McDowell Village). Comments have been in general support of the project, with many expressing strong desires to begin construction. Some adjacent homeowners have objected to the possible relocation of their trash collection from the alley to their front curb.

REQUEST: This is a request to approve the site plan and the elevations of the Senior Center portion of the McDowell Village development project.

LOCATION & ZONING: This property is located near the northwest corner of McDowell Road and Granite Reef Road. The property is zoned Planned Community District (PCD) with underlying zoning comparable to Multi-Family Residential District (R-5). There is also a Municipal Use Master Site Plan approved on this site for this Senior Center.

CHARACTERISTICS: This overall McDowell Village site is approximately 13 acres in size and was formerly used as a Smitty's super market for approximately 40 years. The site is currently vacant, has access to 3 surrounding roads, and is surrounded by single-family homes to the north, commercial uses to the east and west, and industrial to the south. The proposed Senior Center will occupy the northeast portion of the site.

HISTORY: On January 22, 2004, the Development Review Board previewed the Senior Center and Senior Apartments during a study session. Board members stressed the importance of having common design elements tie the buildings together architecturally. There was also emphasis on a strong pedestrian connection plan that

includes a pedestrian connection from the Senior Apartments to the Circle K convenience store. There was also a comment that the Senior Center should have softer design elements that speak to the type of patrons and embrace the patrons more.

In September of 2003, the City Council rezoned the property to the Planned Community District (PCD) with a development agreement and amended development standards to allow the mixed-use development that includes a Senior Center, Senior Apartments, retail/restaurant uses, and a community theater.

In August of 2003, the Development Review Board reviewed the request for amended development standards and emphasized the need to have the site landscaped well. The Board suggested more mature trees and a larger landscaped setback along McDowell Road.

DISCUSSION: The McDowell Village mixed-use development project proposes to create a community-based site that will serve and provide entertainment to the nearby neighborhood and senior community. The first development phase of McDowell Village includes the proposed 37,500 square foot Senior Center and a 224-unit Senior Apartment building (associated case 98-DR-2003#2). The Senior Center and the site's central open space area will provide opportunities for activities and interaction among the various patrons of the Senior Center, Senior Apartments, and future retail/restaurants and community theater. In addition to common open space areas, there will be common landscaping materials, building colors and materials, and common seating and wall elements to provide a visual continuity to the project to create a village environment.

The Senior Center has a contemporary modern architectural design and ranges in height from 14 to 26 feet. The building materials include tan honed terrazzo, sand and white brick masonry veneer, walnut travertine veneer, oyster and beige colored plaster, pre-finished metals, and green solarscreen windows. A desert landscape is proposed for the project except for turf in the central open space area, and water features are proposed at the east and west entrances of the building. Mature trees are proposed along the north buffer area between the existing residences and the new buildings, and along the public streets.

RELATED CASES: 9-ZN-2003, 15-UP-2003, and 98-DR-2003#2

Tim Curtis
Project Coordination Manager
480-312-4210

Jayna Shewak
Planning Development Manager

ATTACHMENTS:

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Site Plan
- #5-Phasing Plan
- #6-Landscaping Plan
- #7-Elevations
- #8-Site Massing Model
- #9-Senior Center Floor Plan
- A-Fire Ordinance Requirements
- B-Stipulations/Zoning Ordinance Requirements



PROJECT NARRATIVE

17 December 2003

The New Scottsdale Senior Center is designed to host a dynamic range of recreational activities and social services for the senior population of Scottsdale. Programs include such diverse activities as physical exercise, computer technology, **education**, social events, and arts and crafts. The proposed design provides an integrated system of services, resources, and opportunities to help citizens improve their lives, as well as the lives of others, through recreational, social, and wellness programs. Specific activity and support spaces include:

- Multi Purpose – Dance Room (wood floor)
- Billiards and Table Tennis rooms
- Dining Hall
- Commercial Kitchen
- **Fitness/Exercise** Room
- Computer Lab
- Multi Purpose Rooms
- Craft Room with Kiln
- Citizens Service Center and Police Offices
- Offices, **brokered** agencies and space for support groups

Building Character

The 37,500 square foot facility is a showcase for natural lighting and sustainable design. Roof planes extend north from the southern patio to provide clerestories with optimal solar orientation and effectively diffuse north light within the building's interior. Shade structures protect the **building's** transparent structures from direct sun. Solid wall planes and landscape materials are arranged to protect the interior spaces from harsh east and west sun. Additional roof planes within the architecture are available for photovoltaic system integration within the overall design. The height of the building varies from fourteen feet (14') on the northern edge to twenty-six (26') at the central spine and southern edge.

Materials and Finishes

Long-term performance, environmental sustainability and appearance have strongly influenced the material selections. The proposed building **material** palette includes locally produced masonry, terrazzo ground concrete, regionally sourced pre-finished metals, ceramic tile, regional stone and an environmentally sustainable selection of woods.

Colors for the project are similarly **drawn** from a regional palette with an emphasis on warm desert tones. Wood products including the hardwood flooring specified for the project will bear the Forest Stewardship Council (FSC) label to assure that the project's hardwood products are sourced from forests that have been managed according to FSC standards.

Internal Organization

The internal organization of the facility is structured around a simple circulation system that is both easy to navigate and manage. Corridors extend outwardly from the primary circulation space that extends along the building's **east/west** axis. Views along the main circulation space are afforded from a centrally positioned reception desk within the main lobby space.

Entry and circulation through the building begins with a clear **"front door"** that is marked by a grand masonry wall that sweeps through the Lobby and the building. On entry to the Center, a light filled central reception space greets the building's occupants. A north-facing clerestory window, extending from the reception space **along** the length of the main circulation corridor, provides generous daylight within the space. Insulated, translucent glazing allows diffused light to enter the large multipurpose rooms while north facing windows bring natural daylight into the multipurpose classrooms and circulation spaces.

Where practical, storage spaces serving classrooms are located adjacent along a corridor wall. An additional set of doors **between** the storage space and corridor permits the contents of the storage area to be shared between classrooms and permits staff access to the storage area without disruption of the adjacent classroom.

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Accessibility

Care has been taken to provide a high level of occupant accessibility. Accommodations for individuals with both mobility and sensory impairment have been implemented throughout the proposed design. All public areas are accessed through doors having a width of at least 42". All doors in the facility exceed the minimum ADA requirements for accessibility. Main entry doors as well as restroom doors are provided with automatic openers.

Seating is provided within the Lobby, serving the passenger pick-up/drop-off area near the front entrance. The seating is located to permit visual observation of the entry area so that occupants can comfortably wait to be picked up by a car or van. Corridors handrails will provide additional safety and comfort of movement within the facility.

LEED™

An acronym for Leadership in Energy and Environmental Design. LEED™ is a rating system for the sustainability of building projects developed by the U.S. Green Building Council. Gabor Lorant Architects has actively implemented integrated, whole-building design practices, using LEED™ criteria, in the development of the Senior Center. Rigorous planning, designed to achieve the high levels of LEED™ certification within the constraints of the budget, will continue through the course of the project. The Design Development phase of the project will bring further emphasis on state-of-the-art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

Public Art

Mr. David Joyce has been selected to provide art for the facilities under the City's Percent for the Arts program. Several central locations within the main lobby have been established as sites for Mr. Joyce's work. Gabor Lorant Architects will continue to collaborate with both the City and Mr. Joyce to create a well-integrated installation of artwork.

Site and Site Context

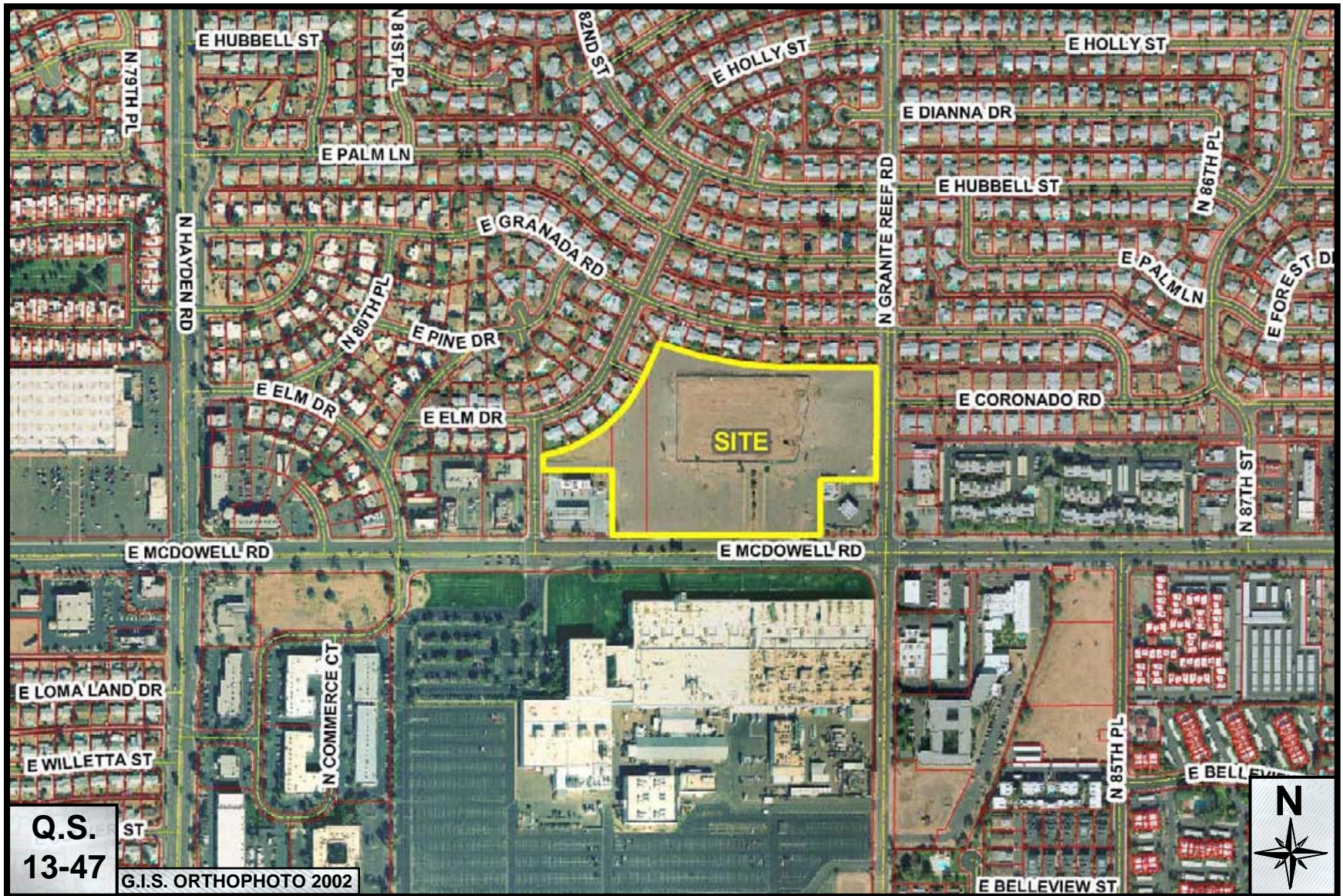
The proposed design provides a core presence within the site, and invites seniors to the Center's many features and programs. The main entry offers an inviting eastern approach from Granite Reef Drive while the south patio/plaza provides a welcoming entry for residents of the adjacent senior housing complex. A continuous and level walkway, suitable for walking, scooters and wheelchairs, extends from the building entrances to the public sidewalks, Senior Housing, Theater and Retail Buildings. The walkway will to be separated from vehicle circulation to the greatest extent possible. or. will be delineated as a defined walkway (with contrasting paving). Site lighting along pathways and at the approach to building entrances will be designed to provide safety and, as appropriate, adhere to the stringent LEED™ criteria for the reduction of light pollution.

Formal geometries within the Center's composition provide a series of visual and physical destination points for paths and vistas extending across the common plaza from the Senior Center to the Senior Housing, Retail and Theater. Exterior courtyards adjacent to the common plaza provide additional activity space for the Senior Center programs and permit the Center's seniors to engage and enjoy the site and the site's numerous amenities. The Multipurpose Lunch Area includes a sheltered eastern patio to provide an indoor-outdoor space that captures early morning sun while providing shade and shelter at midday.

Hardscape and landscape materials are drawn from warm desert shades, and are to unify the look and feel of the overall complex of structures.

Landscape/Open Space

All of the McDowell Village buildings enjoy access to the central, one-acre courtyard. The landscape planting design for the project will present a lush appearance, but will emphasize low water use plant materials. All plant materials used in this project will conform to the Arizona Municipal Water Users low water use plant list.



Scottsdale Senior Center
McDowell Village

98-DR-2003

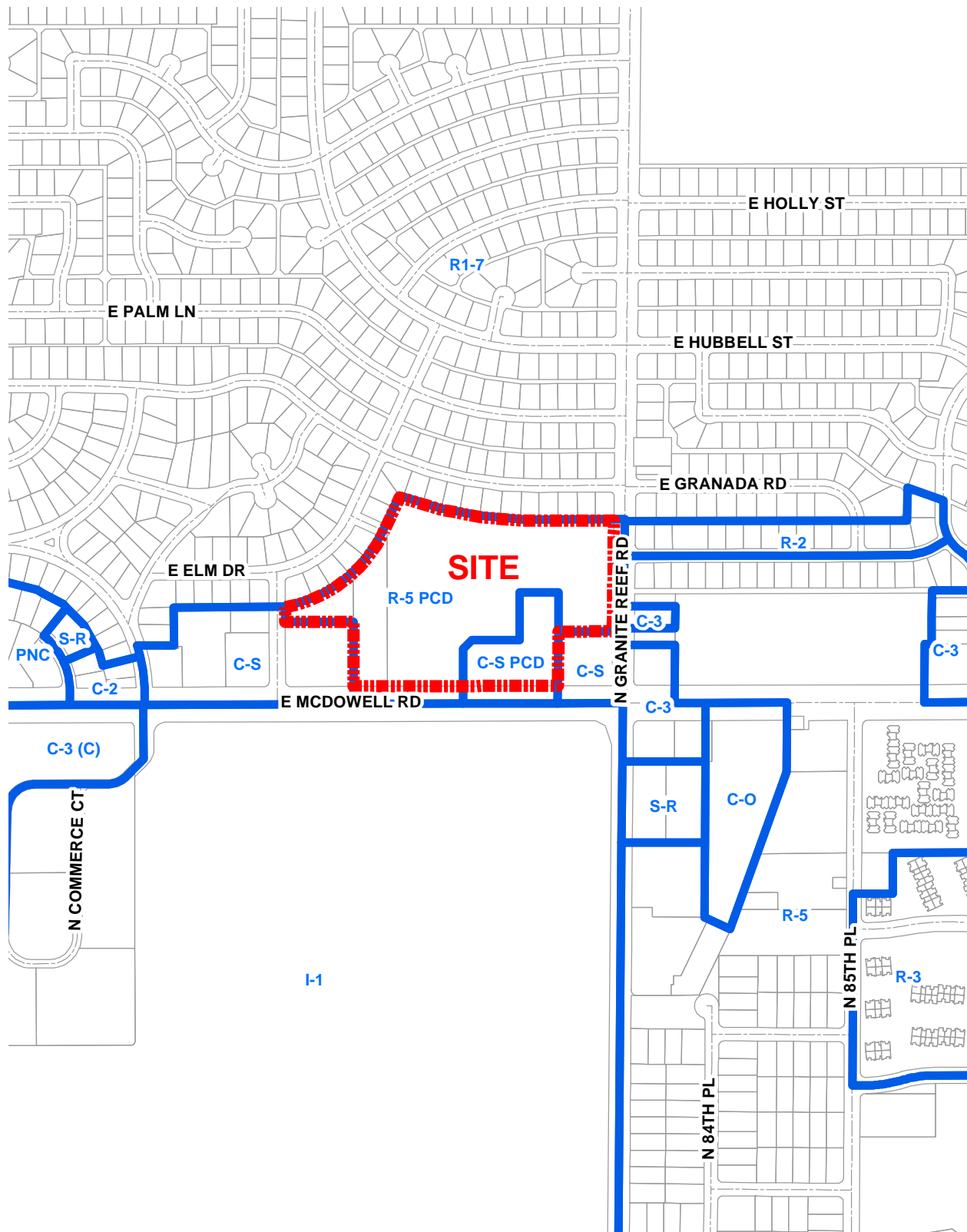
ATTACHMENT #2



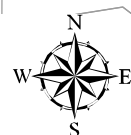
Scottsdale Senior Center
McDowell Village

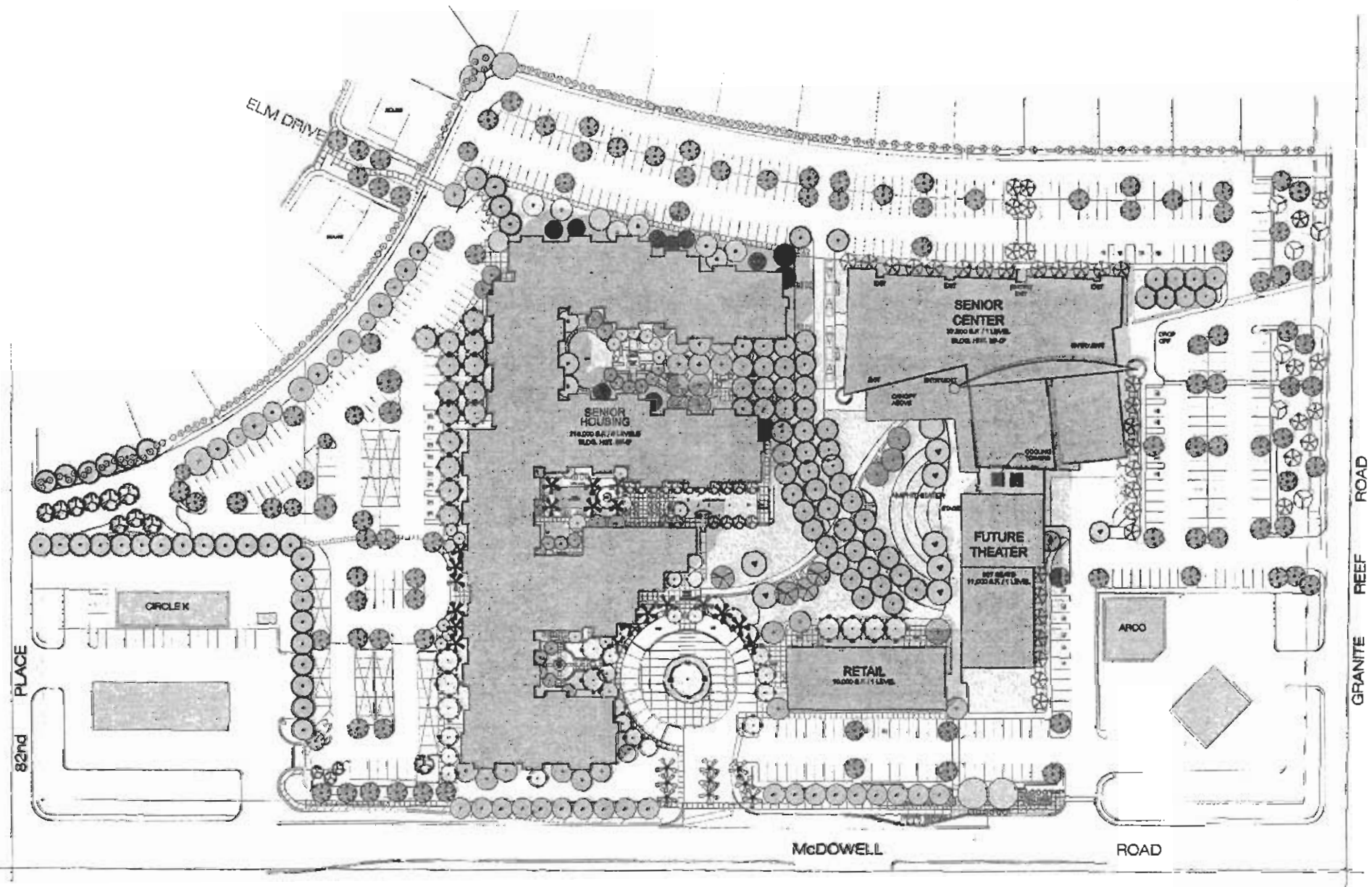
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ATTACHMENT #2A



98-DR-2003
ATTACHMENT #3





McDowell Village Mixed Use Development
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SITE PLAN
SCALE: 1" = 40'-0"

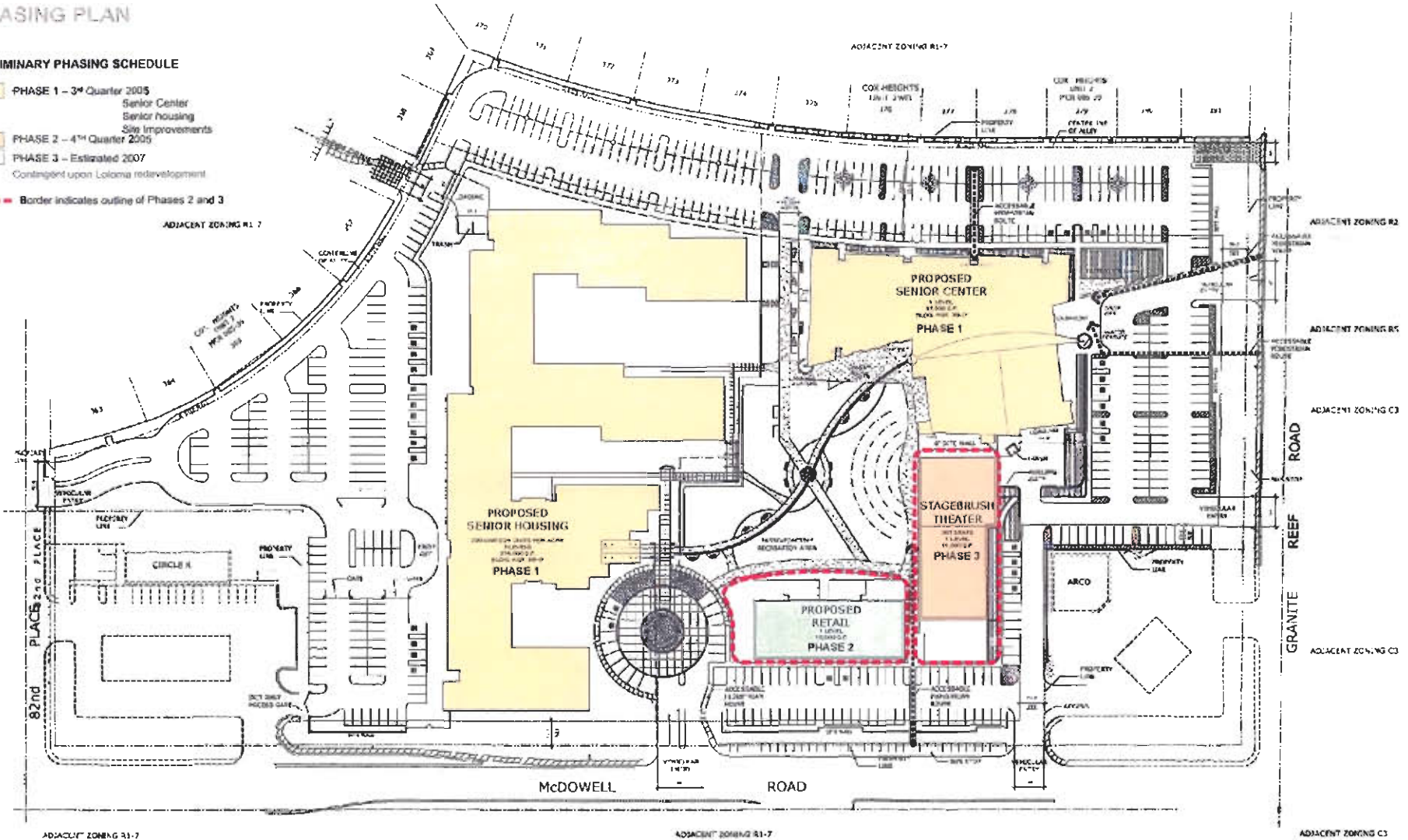


PRELIMINARY

PHASING PLAN

PRELIMINARY PHASING SCHEDULE

- PHASE 1 - 3rd Quarter 2005
Senior Center
Senior housing
Site Improvements
 - PHASE 2 - 4th Quarter 2005
Contingent upon Loloima redevelopment
 - PHASE 3 - Estimated 2007
Contingent upon Loloima redevelopment
- Border indicates outline of Phases 2 and 3



ATTACHMENT #5

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TERRANO landscape architecture
urban design
P.O. Box 10000, Seattle, WA 98107 • 206.721.5774 • www.terrano.com






PLANT LEGEND

TREE	SIZE
	20' x 30'
	20' x 30'
	20' x 30'
	20' x 30'
	20' x 30'
	20' x 30'
	20' x 30'
	20' x 30'
	20' x 30'
	20' x 30'
	20' x 30'

[illegible][illegible]

ACCENTS		STACQS
ALPHABETICALLY	1 Gals	
ALPHABETICALLY	1 F	
ALPHABETICALLY	1 M	
ALPHABETICALLY	1 Gals	

MATERIALS		SIZE
	1/2" WHITE SURFACE (2.50) (2.50) (2.50) (2.50)	
	1/4" WHITE SURF. GOLD (2.50) (2.50) (2.50) (2.50)	
	1/8" WHITE SURF. (2.50) (2.50) (2.50) (2.50)	




CONCEPTUAL LANDSCAPE PLAN

SCALE 1" = 50'



LANDSCAPE LEGEND

TYPE	BOTANICAL COMMON NAME	SIZE	REMARKS
	<i>Leucaena leucophylla</i> "ATZ" Siam Tree	1.25' canopy	10m x 2nd low spreading
	<i>Acacia saligna</i> Wattle	1.5' canopy	15m x 10m spread
	<i>Chorizanthe thymifolia</i> "ATZ" Chorizanthe	1.15' canopy	10m x 10m low branching
	<i>Leucaena leucophylla</i> Siam Tree	1.15' canopy	10m x 10m low spreading
	<i>Leucaena leucophylla</i> "ATZ" Siam Tree	1.15' canopy	10m x 10m low spreading
	<i>Leucaena leucophylla</i> Siam Tree	1.15' canopy	10m x 10m low spreading


	Container: Gas-tight hybrid "Machinist" style for thermocouples	Seal	
	Gas-tight Seal: Inert Gas Seal	Fill?	Various Shapes
	Recommended: Thermocouple: Gas-tight Seal	1/8" Min	1" Long D.C. or 2" Long A.C. or 3" Long A.C.

PLANT ZONE 1 - COURTESY OF PLANT
SHRUBS / SEVERAL GRASSES
 (Shrub plants)
 Indian Rice tree
 5 years

[illegible]

Agony Aunt/Columnist	1 person
Smooth Agony	1 person
Agony writer/s	1 person
Reader's Agony	1 person
Column/Intruder/Editorial	1 person
Post Column	1 person
Relationship problems/Help	1 person
Real trouble	1 person
Relationship problems/Help	1 person
Travelling trouble	1 person

[illegible]

	Puffinbergia (Sheltonia)	3 gallon
	Aquarium GloFish (GloFish)	3 gallon
	Neopetersonia (Neopetersonia)	3 gallon
	Red Petunia	3 gallon
	Neopetersonia (Neopetersonia)	3 gallon
	Yellow Petunia	3 gallon
	Landmark (Landmark)	3 gallon
	Super (Super)	3 gallon

PLANET ZONE 3 - GALVANITE REEF FISHING PALETTE

PLANT ZONE 4 - SITE DEVELOPMENT, 7.5 ACRES

LANDSCAPE SITE DATA

TOTAL LANDSCAPE AREA THIS SITE: 65,935 S.F.
TOTAL TURF AREA THIS SITE: 65,254 S.F.
SHRUBS AND GROUNDCOVERS THIS SITE: 89,677 S.F.
TREES PROVIDED THIS SITE: 168
(SENIOR CENTER, PROPOSED
THEATER AND ASSOCIATED PARKING)
NATIVE TREES PROVIDED THIS SITE: 115
TREE PROVIDED SENIOR HOLDING SITE: 336
(SENIOR HOUSING, PROPOSED
RETAIL AND ASSOCIATED PARKING)
NATIVE TREES PROVIDED SENIOR HOLDING SITE: 14
TOTAL TREES PROVIDED: 319

ALL PLANT MATERIALS, EXCEPT PUMPS
ARE LISTED ON THE ARIZONA DEPARTMENT OF WATER
RESOURCES LOW WATER USE PLANT LIST.



- | | | |
|--|---|---|
| 51. INTERIOR / EXTERIOR MAIN ENTRANCE FLOORING / HONEY GROUND CONCRETE
COLOR #5063 - GRAY MATRIX, 3/8" LIGHT AGGREGATES | 54. BRICK MASCHRY VENEER / ACCENT BANDING COLOR - "ARCTIC WHITE" | 58. GLAZING SOLARSCREEN - GREEN |
| 52. WOOD TERRAZZO / EXTERIOR BUILDING AND SITE SEATING
COLOR #5153 - TAN MATRIX, TAN AGGREGATES | 55. STONE VENEER / TRAVERTINE / COLOR - NEOSIM PRISM HONEY | 59. WINDOW / STOREFRONT SYSTEM / POWDER COAT ALUMINUM / COLOR - DE "OYSTER" / SP 1111 |
| 53. BRICK MASCHRY VENEER / FIELD COLOR - "DESERT SAND" | 56. PLASTER OVER METAL STUD FRAMING / SAND FINISH / COLOR - DE "OYSTER" / SP 5114 | 10. SLOPED LAWN AREA |
| | 57. PLASTER OVER METAL STUD FRAMING / SAND FINISH / COLOR - DE "STONISH BEIGE" / SP 603 | 11. KYNAR FINISHED ALUMINUM TRELLIS |

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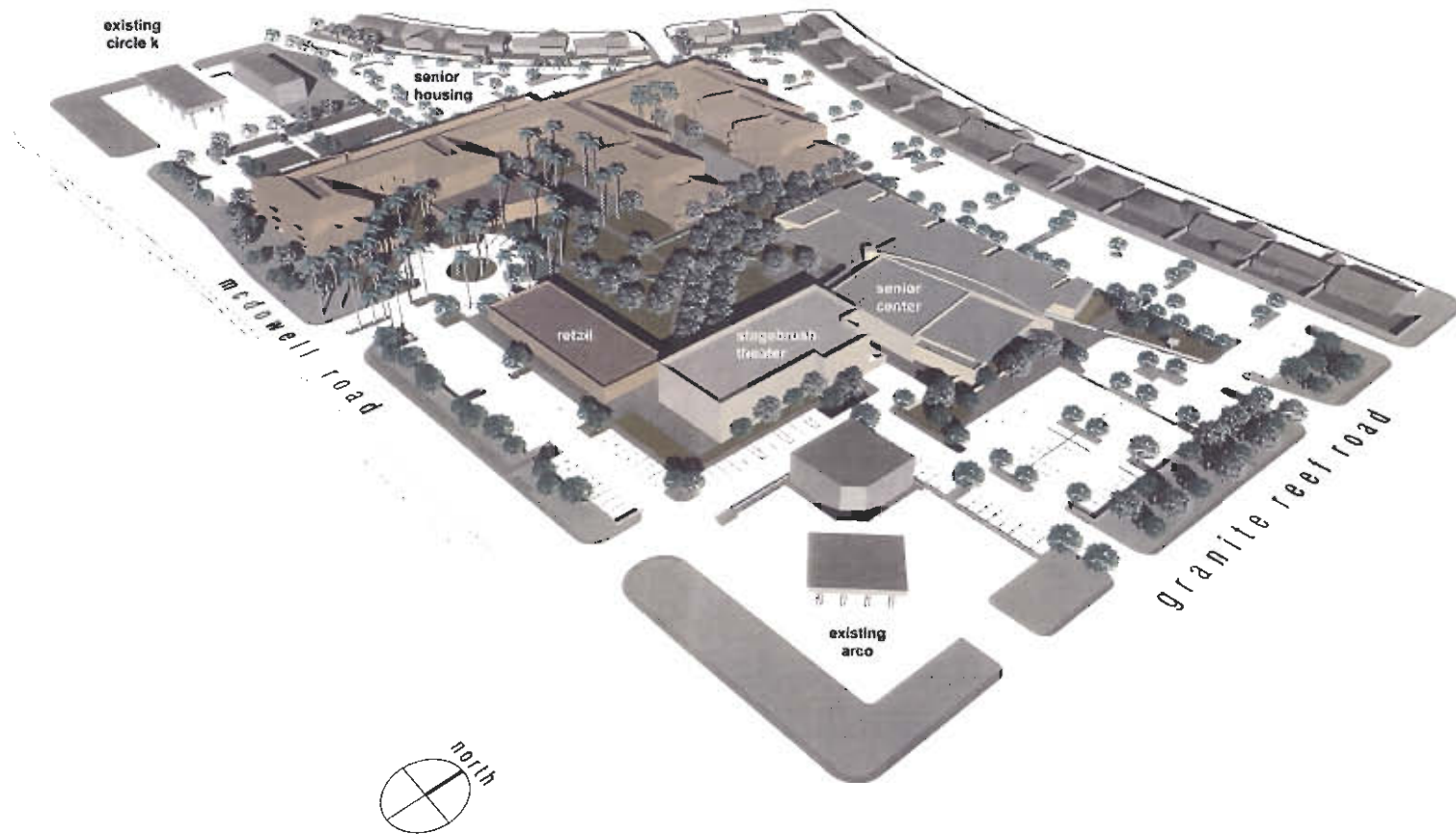
CITY OF SCOTTSDALE SENIOR CENTER
 ELEVATIONS
 SCALE: 1/8" = 1'-0"



98-DR-2003
 12-18-2003

ATTACHMENT #7

CITY OF SCOTTSDALE SENIOR CENTER
SITE MASSING MODEL

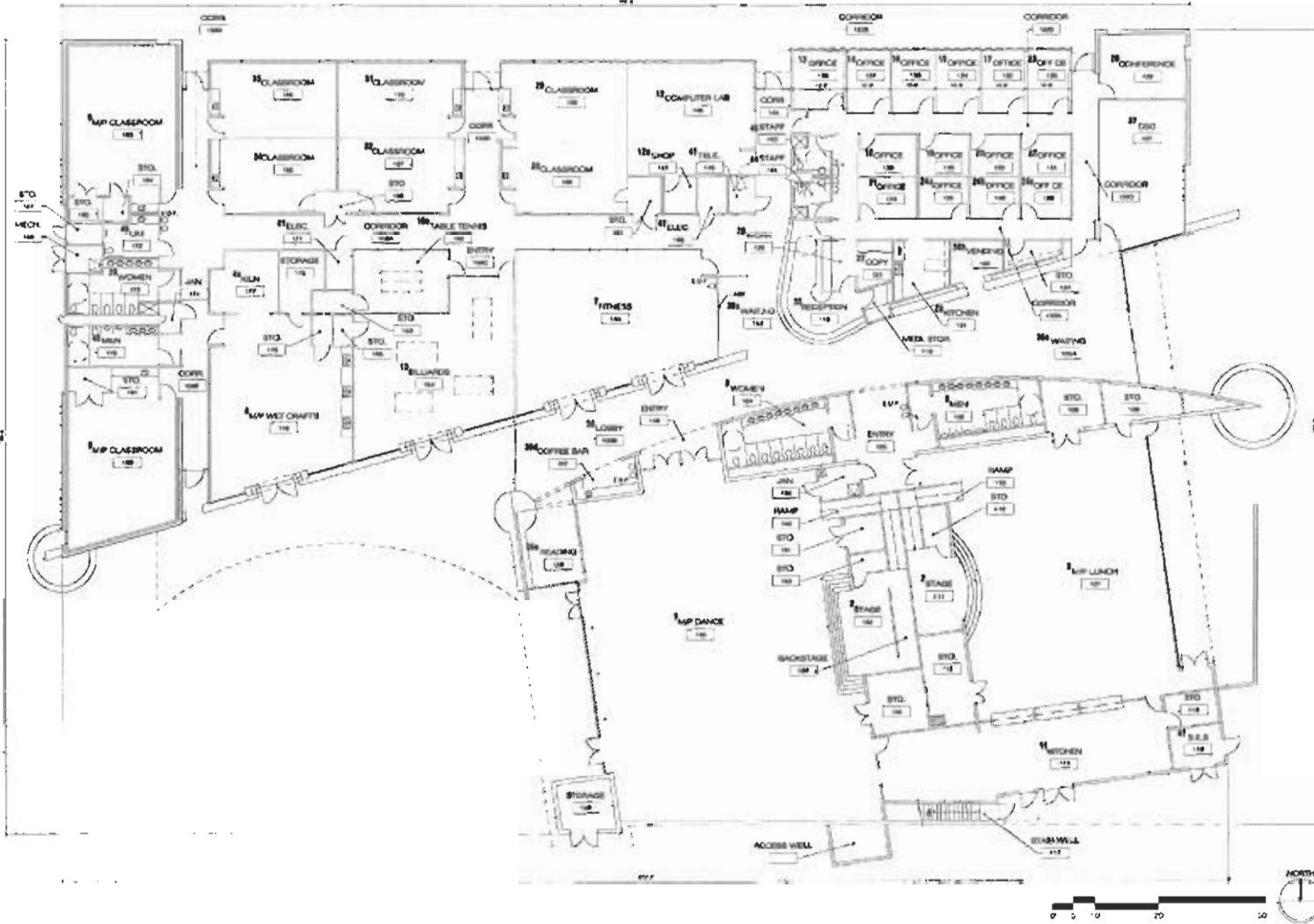


ATTACHMENT #8

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12-18-2003

CITY OF SCOTTSDALE SENIOR CENTER
FLOOR PLAN



SUMMARY AREA CALCULATION	
ASSEMBLY SPACE	8,842 s.f.
ADMINISTRATIVE OFFICES	3,467 s.f.
ACTIVITY SPACE	9,952 s.f.
CIRCULATION SPACE	4,259 s.f.
MISCELLANEOUS SPACE	11,093 s.f.
TOTAL	37,413 s.f.

ATTACHMENT #9

McDowell Village Mixed Use Development
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98-DR-2003
12-18-2003

SCOTTSDALE SENIOR CENTER
McDOWELL VILLAGE
8302 E. McDOWELL RD.
SCOTTSDALE, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

SEE THE APPROVED SITE PLAN FOR THE FIRE LANE LOCATIONS. ENTRANCE & EXIT DRIVES MUST BE A MIN. 20'-00" WIDE.
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☒ C. KNOX OVERRIDE & STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. SUBMIT PLANS FOR A CLASS "B" FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☐ 7. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☒ 8. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☒ 9. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 10. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER(S) OF CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 11. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 20') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 12. NUMBER OF FIRE HYDRANTS REQUIRED, 05. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 13. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☒ 14. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☐ 15. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. PERMIT FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED REQUIRES THAT A COMPLETED HMMP BE PROVIDED WITH SUBMITTAL OF BUILDING PLANS.
- ☒ 16. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 17. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4" (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 18. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF _____ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS MAY BE REQUIRED.

19. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA (2002 EDITION) & CITY ORDINANCE. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:
LT. HAZ. APARTMENT --- ORD.GR. 11 MERCANTILE --- ORD. HAZ. GR. I RESTAURANT
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA;
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES:
.45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. PROVIDE A LOOPED UNDERGROUND WATERMAIN SYSTEM.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Scottsdale Senior Center – McDowell Village 98-DR-2003

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Gabor Lorant Architects, Inc dated 1/9/2004 by City staff.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Gabor Lorant Architects, Inc dated 1/9/2004 by City staff.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Terrano and Urban Graphite landscape architects and dated 1/22/2003 by City staff.
 - d. The location and configuration of open space shall be constructed to be consistent with the site plan worksheet submitted by Gabor Lorant Architects, Inc dated 1/9/2004 by City staff.
 - e. The photometric, lighting fixture type, location and configuration of all site lighting shall be consistent with the lighting plans submitted by Visual and dated 1/9/2004 by City staff.
 - f. Phasing shall be consistent with the phasing plan submitted by Gabor Lorant Architects, Inc dated 1/9/2004 by City staff.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
4. Any exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials on both sides that are compatible with the building(s) on the site in terms of color and texture.
8. All walls shall match the architectural color, materials and finish of the building(s) on both sides.

SITE DESIGN:**DRB Stipulations**

9. The Retail and Theater buildings shall return to a separate Development Review Board hearing for approval.

LANDSCAPE DESIGN:**DRB Stipulations**

10. Landscaping and site walls along McDowell Road shall be consistent with the McDowell Road Streetscape Guidelines.

Ordinance

- A. Turf shall be limited to the maximum area specified in Sections 49-245 through 49-248 of the City Code.
- B. Fountains and water features shall comply with Section 49-242 of the City Code.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

11. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign, bollard, and parking lot canopy lighting.
12. The individual luminarie lamp shall not exceed 320 watts.
13. The maximum height from finished graded to the bottom of the any exterior luminiare shall not exceed 20 feet, except the first row of light pole fixtures along the north and south property lines shall not exceed 16 feet.
14. With final plans submittal, the developer shall submit a pre-curfew and post-curfew lighting plan, with automatic timers.
15. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
16. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. No light poles shall be located within 30 feet of the adjacent single-family residential property lines to the north and west.
- b. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.5 foot-candles.
- c. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.00 foot-candles. All exterior luminaries shall be included in this calculation.
- d. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.3 along North and Northwest parcel boundary adjacent to residential, and 1.5 foot-candles at all other locations except driveways. All exterior luminaries shall be included in this calculation.

Building Mounted Lighting:

- e. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.

Carport Lighting:

- f. The carport lighting shall be recessed within the canopy and shall not project below the fascia. The light source is not directly visible from the property line.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

17. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

- C. If covered parking is provided for the general public, accessible covered parking (in conformance with ADA requirements) shall also be covered in the same proportion for non-residential places of public accommodation.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

18. No exterior vending or display shall be allowed.
19. Flagpoles, if provided, shall be one piece, conical, and tapered.
20. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.
21. Private details of carports.
22. Coordinate all vehicle access and cross-access with adjacent property owners, including refuse collection.

RELEVANT CASES:

Ordinance

- D. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 9-ZN-2003 and 15-UP-2003.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

- 23. Preliminary Drainage Report For McDowell Village, prepared by EEC and sealed 1/07/2004.
- 24. McDowell Village Mixed Use Development Site Plan, prepared by GLA, dated 1/09/2004 by City Staff.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 25. A final drainage report shall be submitted that demonstrates consistency with the preliminary drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
- 26. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
 - c. Storm water Storage on Paved Surfaces. Up to 50% of required storm water storage may be provided in parking areas when the following conditions are met:
 - d. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - e. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- E. On December 3, 2003, the City's Stormwater Management Division approved a Stormwater Storage Waiver for this development. This approval is based on the following conditions:
 - (1) The proposed project includes storm water storage for 0.6 Ac-Ft
- F. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

DRB Stipulations

- 27. If a gated entrance or parking is proposed, the developer shall design and construct the gated entrance in conformance to Figure 8.1-1 of the City's Design Standards and Policies Manual. There shall be a minimum of 20 feet clear distance when the gates are open for access.
- 28. The developer shall design and construct all driveways in general conformance with the referenced applicable document and subject to Transportation Approval.

Ordinance

- G. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and

all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:

DRB Stipulations

29. The developer shall provide a minimum parking-aisle width of 24 feet.
30. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
31. Speed humps shall be designed and constructed at all internal pedestrian crossings.

Ordinance

- H. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
Sight Distance Easements	Sight distance triangles shall be dedicated at all egress and ingress points.

DRB Stipulations

32. Sight Distance Easements:
 - a. Sight distance easements shall be dedicated over sight distance triangles.
 - b. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - c. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

Ordinance

- I. Waterline and Sanitary Sewer Easements:
 - (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:

DRB Stipulations

33. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2147-2 for double enclosures with grease containment.
34. Enclosures must:
 - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.

- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.
35. The refuse location identified on the referenced applicable documents south of the Senior Center must be modified to accommodate a double enclosure with grease containment City of Scottsdale Supplements to MAG Standards, standard detail #2147-2. This location also must be modified to accommodate the trash requirements of the future theater and retail pads.

Ordinance

- J. Refuse enclosures are required as follows:
- (1) Restaurants: One per restaurant
 - (2) Senior Center: One double enclosure with grease containment
- K. Underground vault-type containers are not allowed.
- L. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- M. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

36. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
37. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations**

38. Basis of Design Report (Water):
- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- N. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

39. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
40. On-site sanitary sewer shall be privately owned and maintained.
41. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- O. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

42. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- P. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]